

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Tadepalligudem Municipality – Change of Land use from Commercial use and Park use to Residential use to an extent of Ac.10.79 cents in R.S.No.113/1 to 10, 114/1 to 4, 114/5A, 5B, 5C, 114/6 to 15, 114/17A, 17B, 18, 19, 20, 21, 22A, 22B, Near Postal Colony, Tadepalligudem Municipality, W.G. District as applied by Sri N. Satyanarayana Raju and others – Draft Variation – Confirmation Orders – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.MS.No. 107

Dated: 29-04-2016

Read the following:-

- 1) From the DTCP, AP, Hyderabad, Lr.Roc.No.4455/2015/R2, dt:28.09.2015.
- 2) Govt. Memo No.62494/H1/2015, dated 22.12.2015.
- 3) From the DTCP, AP, Guntur, Lr.Roc.No.4455/2015/R2, dt:31.12.2015.
- 4) Govt. Memo.No.62494/H1/2015, Dated:19.02.2016.
- 5) From the DTCP, AP, Hyderabad Lr.Roc.No.4455/ 2015/R2, Dated:11.03.2016.
- 6) Government Memo No.11411/I2/2012, MA&UD (I2) Department, dated:30.06.2012.
- 7) Govt. Memo No.62494/H1/2015, dated:28.03.2016.
- 8) Andhra Pradesh Gazette No.143, dated:04.04.2016.
- 9) From the DTCP, AP, Guntur, Lr.Roc.No. Lr.Roc.No.4455/2015/R2, Dated:22.04.2016.

ORDER:

The draft variation to the land envisaged in Tadepalligudem General Town Planning Scheme, issued in reference 7th read above, was published in Extraordinary Andhra Pradesh Gazette No.143, Dt:28.03.2016. The Director of Town & Country Planning, Andhra Pradesh, Guntur in the reference 9th read above has informed that the Commissioner, Tadepalligudem Municipality has submitted that the applicant has paid an amount of Rs.1,88,832/- towards development/conversion charges and also informed that in the reference 7th read above, has published the draft variation notification in two Daily News papers i.e., one in Eenadu in Telugu version and one in Hindu in English version. On publication of notification, no suggestions / objections received from the public within the stipulated time. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Hyderabad.
The Director Town and Country Planning, Andhra Pradesh, Guntur.
The District Collector, West Godavari District, Eluru.
The Commissioner, Tadepalligudem Municipality, Tadepalligudem, W.G. District.

(P.T.O.)

Copy to:

The applicant through Tadepalligudem Municipality, Tadepalligudem.
SF/SC.

// FORWARDED : BY ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the Tadepalligudem General Town Planning Scheme, the Master Plan, which was sanctioned in G.O.Ms.No.495 MA., dated 14.09.1988, proposed in exercise of the powers conferred by clause (a) under sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site in R.S.No.113/1 to 10, 114/1 to 4, 114/5A, 5B,5C, 114/6 to 15, 114/17A, 17B, 18, 19, 20, 21, 22A, 22B to an extent of Ac.10.79 cents of Tadepalligudem Town and the boundaries of which are as shown in the schedule hereunder, which is earmarked for Central Commercial and Public & Semi Public (Park) use in the General Town Planning Scheme (Master plan) of Tadepalligudem Town sanctioned in G.O.Ms.No.495 MA., dt:14.09.1988 is designated for Residential use by variation of change of land use based on the Council Resolution No.69/2509, dated:31.07.2015 is as marked as "A to U" in the revised part proposed land use map of G.T.P.No.8/2016/R available in the Municipal Office, Tadepalligudem Town, subject to the following conditions that;

1. The applicant shall take prior technical approval from the competent authority for future development.
2. The applicant shall handing over 2622.23 sq.mts. of site to Tadepalligudem Municipality at free of cost through Registered Gift deed as given below:
 - a) An extent of 1027.96 Sq.mts effected under 60'-0" wide Master Plan road on Northern side
 - b) An extent of 495.31 Sq.mts effected under 60'-0" wide Master Plan road on Eastern side Puntha Road
 - c) An extent of 1098.96 Sq.mts affected under 40'-0"wide Master Plan road on Southern side
3. The applicant shall pay conversion charges/ development charges as per G.O.Ms.No.158 MA&UD Dated:22.03.1996.
4. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
5. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
6. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.

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7. The change of land use shall not be used as the proof of any title of the land.
8. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : Agricultural Lands & 60-0 feet wide Master Plan Road

East : 10.06 Mts. Wide Puntha Land proposed to 60-0
feet wide Master Plan Road

South : 40-0 feet wide Master Plan Road

West : Agricultural Lands

**R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT**

SECTION OFFICER